

**FOR SALE
-AND-
LEASE**

**10304 Lincoln Trail.,
Fairview Heights, IL
62208**



VALUE-ADD INVESTMENT PROPERTY & (2) OFFICE/RETAIL SPACES AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

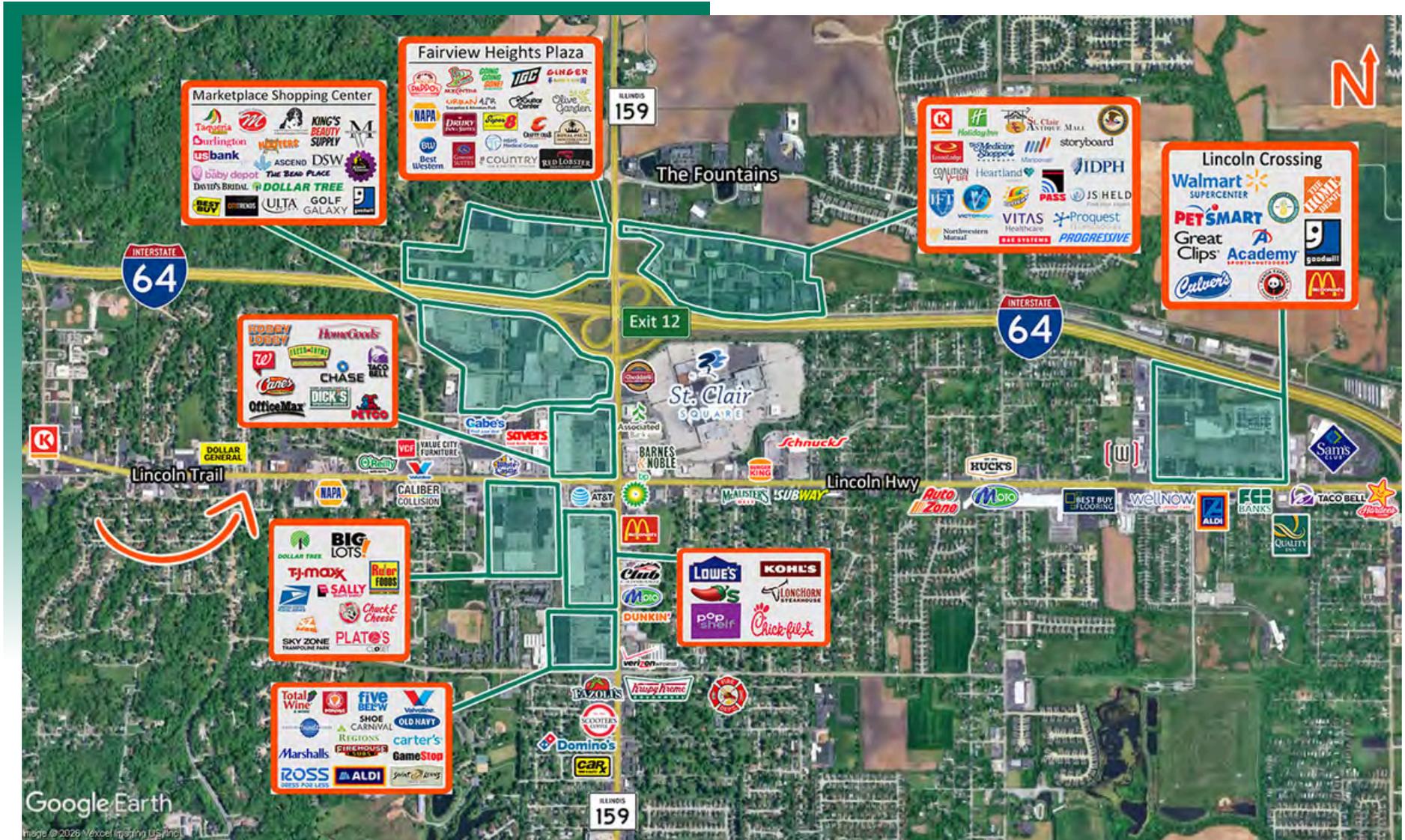
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

10304 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located near the corner of Lincoln Trail and Union Hill Rd - 1.3 miles from I-64's exit 10 in Fairview Heights. Union Hill provides direct access (South) to Frank Scott Parkway which runs East and West through St. Clair County.

PROPERTY PHOTOS & INFORMATION

10304 Lincoln Trail, Fairview Heights, IL 62208

ATRIUM ENTRANCE



ATRIUM 2nd FLOOR



SIDE VIEW EXTERIOR



Value-add office/retail investment property available for sale

Historically low vacancy rates

Proforma annual rents: \$35,100

Annual expenses: \$18,274.62

CAP Rate: 7.65%

NOI: \$16,826

SALE PRICE: \$220,000

AVAILABLE SUITES

10304 Lincoln Trail, Fairview Heights, IL 62208

SUITE 3



250 SF

Available at the end of March 2026

Lease Rate: \$650/Month, Full Service

SUITE 4



232 SF

Available in May 2026

Lease Rate: \$650/Month, Full Service

INVESTMENT PROPERTY SUMMARY

10304 LINCOLN TRAIL

LISTING # 3021

PROPERTY INFO:

Tenants/Units: 6
Parcel #: 03-28.0-300-044
County: IL - St. Clair
Zoning: B-3 Community Business

STRUCTURAL DATA:

Year Built: 1974
Yr Renovated: 2022
Floors: 2
Construction Type: Mixed, Stucco

FACILITY INFO:

Parking Spaces: 12

LAND MEASUREMENTS:

Acres: 0.22 Acres
Frontage: 50
Depth: 190

PROPERTY DESCRIPTION:

Value-add office/retail investment property available for sale. Proforma annual rents: \$35,100. Annual expenses: \$18,274.62. Historically low vacancy rates in this building. (2) office/retail suites coming available at the end of March (250 SF) and May of 2026 (232 SF). Lease is a full service rate which includes water, sewer, gas and electric. Tenant responsible for data/internet and janitorial. Contact broker for additional financial details. Future development of this corridor by the City of Fairview Heights include updated landscaping and sidewalks throughout as well as upgraded lighting fixtures.



SALE INFORMATION:

Sale Price: \$220,000
Price / SF: \$91.67
CAP Rate: 7.65 %
NOI: \$16,826

INCOME:

Gross Rental Income: \$35,000

EXPENSES:

Taxes: \$5,496.22
Tax Year: 2023
Total Expenses: \$18,274

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OFFICE/RETAIL LEASE SUMMARY

10304 LINCOLN TRAIL

LISTING # 3021

LOCATION DETAILS:

Parcel # 03-28.0-300-044
County: IL - St. Clair
Zoning: B-3 Community Business

PROPERTY OVERVIEW:

Building SF: 2,400
Usable Sqft: 482
Min Divisible SF: 232
Max Contig SF: 250
Office SF: 482
Retail SF: 482
Signage: Building
Lot Size: 0.22 Acres
Frontage: 50
Depth: 190
Parking Spaces: 12
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1974
Renovated: 2022
Ceilings: 8' - 9'
Construction Type: Mixed, Stucco



LEASE INFORMATION:

Lease Rate: \$650/Month
Lease Type: Full Service

DEMOGRAPHICS:

Traffic Count: 14,300

PROPERTY DESCRIPTION:

Value-add office/retail investment property available for sale. Proforma annual rents: \$35,100. Annual expenses: \$18,274.62. Historically low vacancy rates in this building. (2) office/retail suites coming available at the end of March (250 SF) and May of 2026 (232 SF). Lease is a full service rate which includes water, sewer, gas and electric. Tenant responsible for data/internet and janitorial. Contact broker for additional financial details. Future development of this corridor by the City of Fairview Heights include updated landscaping and sidewalks throughout as well as upgraded lighting fixtures.